

CONDITIONAL USE PERMIT Case #: CUP03700

Parcel: 963-060-075

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1 USE - WQMP BMP INSPECTION (cont.) RECOMMND

treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 USE - WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 USE - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

90.BS GRADE. 5 USE - WQMP ANNUAL INSP FEE RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

90.BS GRADE. 6 USE - REQ'D GRADING INSP'S RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

- 1.Sub-grade inspection prior to base placement.
- 2.Base inspection prior to paving.
- 3.Precise grade inspection of entire permit area.

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90.BS GRADE. 6 USE - REQ'D GRADING INSP'S (cont.) RECOMMND

- a. Inspection of Final Paving
- b. Precise Grade Inspection
- c. Inspection of completed onsite storm drain facilities
- d. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 USE - PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.

2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall

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90.BS GRADE. 7 USE - PRECISE GRDG APPROVAL (cont.) RECOMMND

have met all precise grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system per NFPA 13 2013 edition. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System.

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90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM (cont.) RECOMMND

Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation.

90.FIRE. 3 USE-#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

90.FIRE. 4 USE-#36-HOOD DUCTS RECOMMND

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical componets and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (* separate fire alarm plans must be submitted for connection)

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of thirty eight (38) parking spaces shall be provided as shown on APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE - ACCESSIBLE PARKING RECOMMND

A minimum of three (3) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ACCESSIBLE PARKING (cont.) RECOMMND

persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 12 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 15 USE - TRASH ENCLOSURES RECOMMND

Two trash enclosures which are adequate to enclose a minimum of four bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior the issuance of occupancy permits.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15 USE - TRASH ENCLOSURES (cont.)

RECOMMND

The enclosures shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. An additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosures or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 23 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 1.49 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 24 USE - CONDITION COMPLIANCE

RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 26 USE - MITIGATION MONITORING

RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A. No.42659. The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 27 USE - ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 03700 is calculated to be 1.49 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 28 USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE - ORD NO. 659 (DIF) (cont.) RECOMMND

mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 03700 has been calculated to be 1.49 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 30 USE - COLOR/FINISH COMPLIANCE RECOMMND

The permittee shall properly install approved color and finish products in accordance with APPROVED EXHIBIT B.

90.PLANNING. 31 USE - LIGHTING PLAN COMPLY RECOMMND

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

90.PLANNING. 32 USE - CAR WASH NOISE RDCTN (2) RECOMMND

The following improvements included in the Acoustical Analysis performed for the project and reviewed by Department of Environmental Health staff shall be incorporated into the self-serve car wash design to ensure that the operational noise levels of the car wash meet the property line criteria of the County of Riverside Noise Standards for Stationary Sources:

Install and use a Noise Reduction Package (NRP) on the dryer unit; and

Construct an eight (8) foot high wing wall on the west side of the entrance and exit from the car wash for a distance of ten (10) feet. The installed wing walls will reduce car wash noise impacts to 63 dB Leq - 10 min.

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TRANS DEPARTMENT

90.TRANS. 1 USE-LNDSCP INSPECTION DEPOSIT RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds in the IP/ST account to cover the costs of the applicable landscape inspection. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section.

The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 2 USE -LANDSCAPE INSPECTION RQM RECOMMND

The permit holder's landscape architect (or on-site representative) is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the installation inspection, the applicant will arrange for an 1-year installation inspection at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first, and comply with the Transportation Department's 80.TRANS condition entitled "USE-LANDSCAPE SECURITY" and the 90.TRANS condition entitled "LANDSCAPE INSPECTION DEPOSIT."

Upon successful completion of the installation inspection, the Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 3 USE-COMPLY WITH LNDSCP/IRRGTN RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with approved conceptual landscape exhibit,

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90.TRANS. 3 USE-COMPLY WITH LNDSCP/IRRGTN (cont.) RECOMMND

landscaping, irrigation, and shading plans. The Transportation Department will verify and inspect that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

90.TRANS. 4 USE - TS/INSTALLATION RECOMMND

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

None

90.TRANS. 6 USE - OFF-SITE INFO RECOMMND

The off-site rights-of-way required for said access road shall be accepted to vest title in the name of the public if not already accepted.

90.TRANS. 9 USE - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 10 USE STREETLIGHT AUTHORIZATION RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

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90.TRANS. 11 USE - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 14 USE - EXISTING MAINTAINED SL1 RECOMMND

Benton Road along project boundary is a paved County maintained road designated as an Urban Arterial Highway and shall be improved with 8" concrete curb and gutter concrete curb and gutter located 55' from the centerline to curb lane, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 76-foot half-width dedicated right-of-way in accordance with County Standard No. 91.

NOTE: A 5' meandering sidewalk shall be constructed within the 21' parkway per Standard No. 404.

90.TRANS. 17 USE - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 20 USE - R & B B D

RECOMMND

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone "D" of the Southwest Area Road and Bridge Benefit District. All fees are based upon the fee schedule in effect at the time of issuance of the permit.

NOTE: The project gross/net acreage is 1.49 acres.

90.TRANS. 22 USE - EXISTING CURB & GUTTER

RECOMMND

On existing curb and gutter, new driveway per Standard No. 207A, closure of existing driveways, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals, on Magdas Coloradas Street and Temeku Street shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at:
www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide

NOTE: 1. The driveway shall be constructed in accordance with County Standard No. 207A.

2. A _____' sidewalk shall be constructed adjacent to the [curb line] [right-of-way] [_____' from the
2. A 6' sidewalk shall be constructed adjacent to the curb line.

90.TRANS. 23 USE - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General->

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 23 USE - IMP PLANS (cont.) RECOMMND

Information/Pamphlets-Brochures

90.TRANS. 24 USE - LANDSCAPING COMM/IND RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Benton Road and Magdas Coloradas Street.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

90.TRANS. 28 USE - SIGNING & STRIPING RECOMMND

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

90.TRANS. 29 USE - IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants.

90.TRANS. 30 USE - BMP MAINT AND INSPECTION RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and

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Riverside County LMS
CONDITIONS OF APPROVAL

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90.TRANS. 30

USE - BMP MAINT AND INSPECTION (cont.)

RECOMMND

approval prior to the issuance of occupancy permits.

**LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: January 23, 2014

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District

Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section
Riv. Co. Sheriff's Dept.
Riv. Co. Transit Agency
ALUC – John Guerin
Riv. Co. Waste Management Dept.

3rd District Supervisor
3rd District Planning Commissioner
City of Temecula
Temecula Valley Unified School Dist.
Southern California Edison
Southern California Gas Co.

CONDITIONAL USE PERMIT NO. 3700 – CEQA Exempt – Applicant: Jim Forgey. – Third/Third Supervisorial District – Location: Southerly of Benton Road, westerly side of Highway 79, northerly side of Magdas Colorados St and easterly of Temeku Street – 1.49 Acres – Land Use Designation: Commercial Retail (CR) (0.20-0.35 FAR) - Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The **Conditional Use Permit** proposes to construct and operate 3,250 Arco AMPM including off-site sale of alcoholic beverages with 3,499 square foot canopy for 12 fuel pumps, 800 square foot car wash, 1,665 square foot retail, 1,560 square foot retail and 52 parking spaces with 3 handicap parking stall on approximately 1.5 acres of land.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting agenda on February 27, 2014**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **H.P. Kang**, Project Planner, at **(951) 955-1888** or email at **hpkang@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: DH: PC: BOS:

COMMENTS:

 **FILE COPY**

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
2nd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: October 9, 2014

TO:

Riv. Co. Environmental Health Dept.
Riv. Co. Building & Safety – Grading

P.D. Geology Section
P.D. Landscaping Section

CONDITIONAL USE PERMIT NO. 3700 – CEQA Exempt – Applicant: Jim Forgey. – Third/Third Supervisorial District – Location: Southerly of Benton Road, westerly side of Highway 79, northerly side of Magdas Colorados St and easterly of Temeku Street – 1.49 Acres – Land Use Designation: Commercial Retail (CR) (0.20-0.35 FAR) - Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The **Conditional Use Permit** proposes to construct and operate 3,250 Arco AMPM including off-site sale of alcoholic beverages with 3,499 square foot canopy for 12 fuel pumps, 800 square foot car wash, 1,665 square foot retail, 1,560 square foot retail and 52 parking spaces with 3 handicap parking stall on approximately 1.5 acres of land.

Please review the attached map(s) and/or exhibit(s) for the above-described project. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Lisa Edwards**, Project Planner, at (951) 955-1888 or email at ledwards@rctlma.org / MAILSTOP# 1070.

Public Hearing Path: DH: PC: BOS:

COMMENTS:

FILE COPY

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
2nd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: July 22, 2014

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District
P.D. Geology Section

P.D. Landscaping Section

CONDITIONAL USE PERMIT NO. 3700 – CEQA Exempt – Applicant: Jim Forgey. – Third/Third Supervisorial District – Location: Southerly of Benton Road, westerly side of Highway 79, northerly side of Magdas Colorados St and easterly of Temeku Street – 1.49 Acres – Land Use Designation: Commercial Retail (CR) (0.20-0.35 FAR) - Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The **Conditional Use Permit** proposes to construct and operate 3,250 Arco AMPM including off-site sale of alcoholic beverages with 3,499 square foot canopy for 12 fuel pumps, 800 square foot car wash, 1,665 square foot retail, 1,560 square foot retail and 52 parking spaces with 3 handicap parking stall on approximately 1.5 acres of land.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting agenda on August 14, 2014**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Lisa Edwards**, Project Planner, at **(951) 955-1888** or email at **ledwards@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: DH: PC: BOS:

COMMENTS:

FILE COPY

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



June 23, 2014

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Greg Pettis
Cathedral City

Richard Stewart
Moreno Valley

STAFF

Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Ms. Lisa Edwards, Contract Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
VIA HAND DELIVERY

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1057FV14
Related File No.: CUP03700 (Conditional Use Permit),
APN: 963-060-073, 963-060-075

Dear Ms. Edwards:

On June 12, 2014, the Riverside County Airport Land Use Commission (ALUC) found County Case No. CUP03700, a proposal to develop, construct, and operate a gasoline service station with 12 gas pumps, a 6,182 square foot retail/food service building with drive-through including a 3,040 square foot convenience store and two tenant suites at 1,300 and 1,500 square feet, respectively, and an 830 square foot automated car wash on 2.32 gross acres located southerly of Benton Road, westerly of Temeku Street, northerly of Magdas Coloradas Street, and easterly of Winchester Road/State Highway 79 in the unincorporated community of French Valley, **CONSISTENT** with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011, subject to the following conditions as amended at the ALUC hearing:

CONDITIONS:

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including landscaping utilizing water features, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, and incinerators.

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Children's schools, day care centers, libraries, hospitals, nursing homes, highly noise-sensitive outdoor non-residential uses, aboveground bulk storage of hazardous materials, critical community infrastructure facilities, and hazards to flight
3. The attached notice shall be provided to all potential purchasers of the property and/or tenants of the proposed buildings.
 4. Any new retention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
 5. Total dining/serving area within the building areas labeled 2nd Use and 3rd Use shall be limited to a maximum of **600** square feet and the remaining area shall be for areas with occupancy intensity no greater than one person per 200 square feet (i.e. kitchen and storage). If maximum serving area exceeds **600** square feet, further ALUC review shall be required to determine consistency. **[as amended by Airport Land Use Commission on June 12, 2014]**

If you have any questions, please contact Russell Brady, ALUC Contract Planner, at (951) 955-0549 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

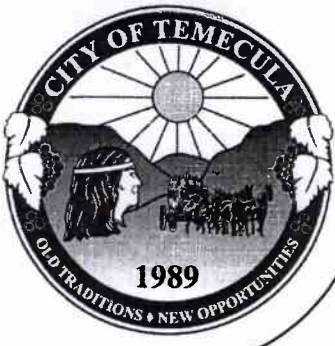
Edward C. Cooper, Director

RB:bks

Attachments: Notice of Airport in Vicinity

cc: Jack Kofdarali/J&T Business Management, Inc. (applicant/payee)
Greg Hann, Empire Design Group (representative)
French Valley 35 Ltd.
Stephen Goldsmith
Benton Road Co-Tenancy, c/o Hennie Monteleone
Chad Wilshire, Riverside County Economic Development Agency – Aviation Division
ALUC Staff

Y:\AIRPORT CASE FILES\French Valley\ZAP1057FV14\ZAP1057FV14.LTR.doc



City of Temecula

Community Development

41000 Main Street • Temecula, CA 92590

Phone (951) 694-6400 • Fax (951) 694-6477 • www.cityoftemecula.org

February 26, 2014

SENT VIA EMAIL

RECEIVED
MAR 03 2014

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

H.P Kang, Project Planner
County of Riverside
Transportation & Land Management Agency
P.O. Box 1409
4080 Lemon Street, 9th Floor
Riverside, CA 92502-1409

SUBJECT: Response to Conditional Use Permit No. 3700.

Dear H.P Kang:

Thank you for the opportunity to comment on the above referenced project. The proposed project is located within the City's Sphere of Influence, as such; the City of Temecula Community Development Department has the following comments:

The Conceptual Site Plan indicates a 25-foot Goal Post Sign is to be located on the project site at the corner of Benton Road and Temeku Street. This type of sign does not fit the character of the surrounding area and is out of context to existing adjacent commercial development.

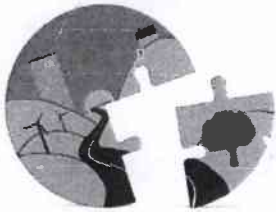
Additionally, the potential aesthetic impacts regarding of the height and type of proposed sign should be adequately evaluated pursuant to CEQA guidelines.

The City of Temecula, respectfully requests that a more appropriate sign height and type be considered for the project site.

If you have any questions or comments, please contact me at 951-694-6400 or e-mail me at dale.west@cityoftemecula.org.

Sincerely,

Dale West
Associate Planner



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

PROPOSED LAND USE: New ARCO ampm facility (c-store, fueling area canopy, car wash) C-store bldg to include (2) Retail spaces. (See attached for details)

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: C-P-S Zoning allows proposed use w/CUP approval

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CUP03700 DATE SUBMITTED: 1-7-14

APPLICATION INFORMATION

Applicant's Name: Jim Forgey E-Mail: jimforgey@roadrunner.com

Mailing Address: 1131 Stratford Ln
San Dimas, CA. 91773
Street
City State ZIP

Daytime Phone No: (909) 336-8187 Fax No: ()

Engineer/Representative's Name: (Architect) Gregory Hann E-Mail: ghann@empregr.biz

Mailing Address: P.O. Box 944
Murrieta, CA. 92564
Street
City State ZIP

Daytime Phone No: (951) 696-1490 Fax No: (951) 696-1443

Property Owner's Name: Hennie Montekone E-Mail: www.montekone-meadows.com

Mailing Address: 35245 Briggs Rd.
Murrieta, CA. 92563
Street
City State ZIP

Daytime Phone No: (951) 677-6403 Fax No: ()

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

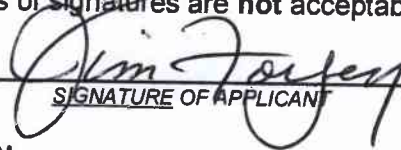
AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Jim Forgey

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Hendrika C. Monteleone

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners' signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): **963-060-073 & 963-060-075**

Section: _____ Township: _____ Range: _____

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 1.53 acre (66,771 sf)

General location (nearby or cross streets): North of Magdas Coloradas St., South of Benton Rd., East of Winchester Rd West of Temeku St.

Thomas Brothers map, edition year, page number, and coordinates: Murrieta-Temecula Area AAA map F/25

Project Description: (describe the proposed project in detail)

Development of a new ARCO ampm facility consisting of a 3050 s.f. c-store (24 hr operation /beer and wine sales for off-site consumption) a gasoline area canopy of 3,499 s.f. w/ 6-fueling dispensers and a 800 s.f. car wash. The c-store bldg. includes (2) retail spaces of 1,665 & 1,500 s.f.. Parking, Landscaping, and T.E. provided as req'd. ALSO INCLUDED SIGNAGE PROGRAM FOR SITE.

Related cases filed in conjunction with this application:

Is there a previous application filed on the same site: Yes No

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: geotechnical report for building permit as req'd.

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 5,000 cy

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

CONDITIONAL USE PERMIT NO. 3700 – Intent to adopt a Mitigated Negative Declaration – Applicant: Jim Forgey – Third/Third Supervisorial District – Location: Southerly of Benton Road, westerly side of Highway 79, the northerly side of Magdas Colorados St., and easterly of Temeku Street – 1.49 Acres – Land Use Designation: Community Development: Commercial Retail (CD: CR) (0.20-0.35 FAR) - Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The Conditional Use Permit proposes to construct and operate a 3,250 sq. ft. convenience store including the off-site sale of alcoholic beverages with a 3,499 sq. ft. canopy for 12 fuel pumps, 800 sq. ft. automated car wash, 1,665 sq. ft. commercial-retail building, 1,560 sq. ft. commercial-retail building and 52 parking spaces with 3 handicap parking stalls. (Quasi-judicial)

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
JANUARY 21, 2015
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Mark Corcoran, at 951-955-3025 or email mcorcora@rctlma.org or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Mark Corcoran
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM
CUP03700

I, Stella Spadafora, certify that on
(Print Name)
11/24/2014 the attached property owners list
(Date)
was prepared by County of Riverside / GIS
(Print Company or Individual's Name)
Distance Buffered: 2000 Feet.

Pursuant to application requirements furnished by the Riverside County Planning Department; Said list is a complete and true compilation of the owners of the subject property and all other property owners within 500 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Stella Spadafora

TITLE/REGISTRATION: GIS Analyst

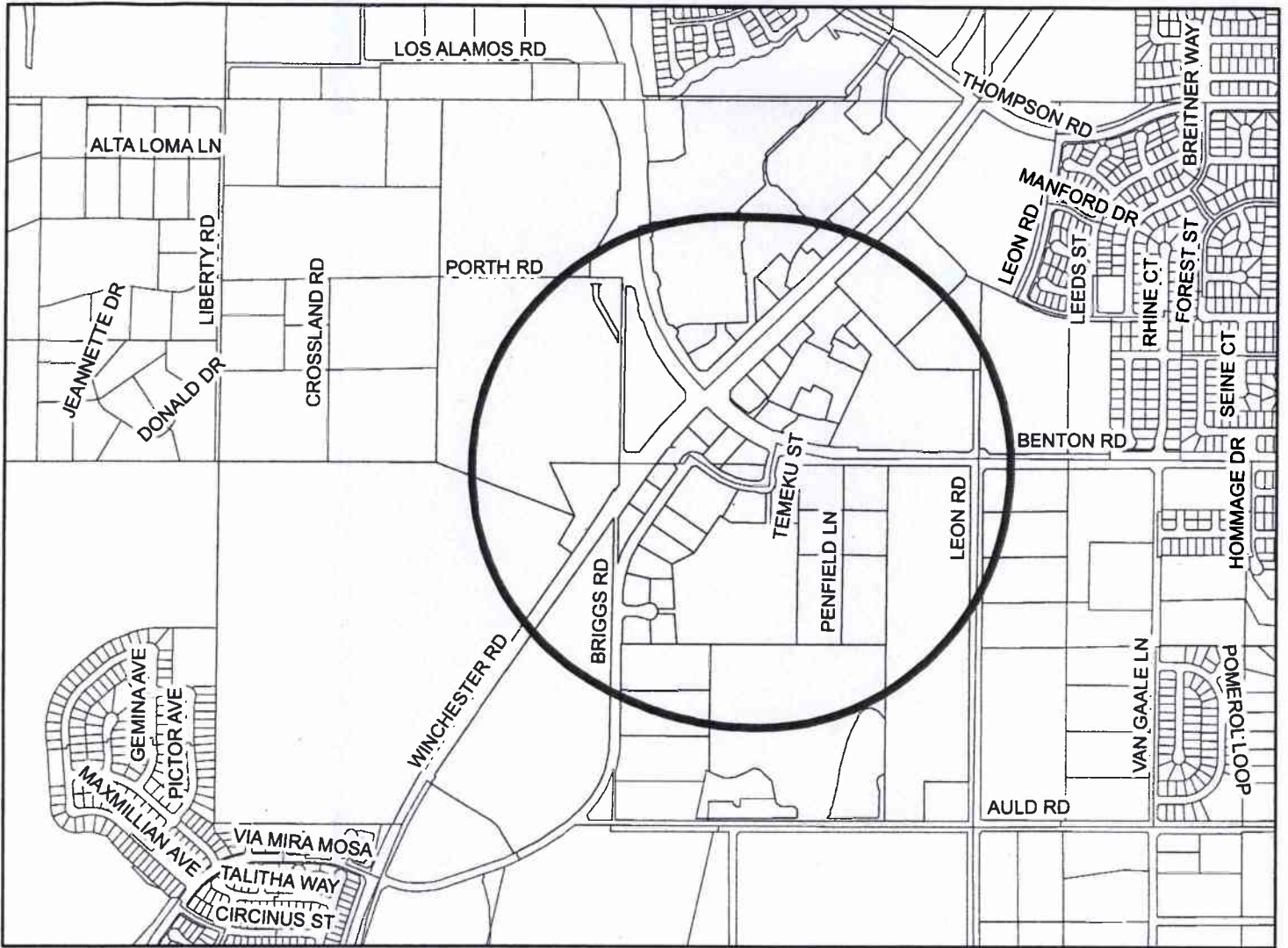
ADDRESS: 3450 14th St. 5th Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3288

*checked by Matt S.
EPP May 24, 2014*

CUP03700 (2000 Feet Radius)



Selected Parcels

963-070-017	963-070-033	963-060-073	963-060-075	963-060-076	963-070-049	963-070-022	963-070-029	963-070-030	963-070-035
963-060-021	963-100-004	963-440-008	963-060-070	963-060-071	963-060-052	963-060-066	963-450-002	963-450-003	963-450-004
963-450-005	963-450-006	963-450-008	963-450-009	963-450-013	963-450-019	963-060-072	963-060-074	963-070-018	963-070-021
963-060-069	963-070-051	963-010-001	963-010-002	963-010-003	963-070-020	963-440-001	963-440-002	963-440-003	963-440-004
963-440-005	963-440-007	963-440-009	963-440-010	963-440-011	963-070-002	963-070-003	963-070-004	963-070-005	963-070-006
963-070-007	963-070-008	963-070-009	963-070-010	963-070-011	963-070-012	963-070-013	963-070-014	963-070-015	963-070-023
963-070-024	963-450-001	963-440-006	963-060-032	963-060-053	963-070-019				



1,000 500 0 1,000 Feet

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ASMT: 963010003, APN: 963010003
FRENCH VALLEY TOWNE CENTER, ETAL
C/O JIRIES S EL QURA
31401 CAM CAPISTRANO NO 1
SAN JUAN CAPO CA 92675

ASMT: 963060075, APN: 963060075
BENTON ROAD CO TENANCY
2340 S EL CAMINO REAL 15
SAN CLEMENTE CA 92672

ASMT: 963060032, APN: 963060032
W DEV PARTNERS OF TEMECULA
C/O ROBERT MANN JR
505 SANSOME ST STE 1575
SAN FRANCISCO CA 94111

ASMT: 963070015, APN: 963070015
REISUNG ENTERPRISES INC
9675 LA JOLLA FARMS RD
LA JOLLA CA 92037

ASMT: 963060052, APN: 963060052
FRENCH VALLEY TOWNE CENTER
C/O JIRIES ELQURA
P O BOX 1175
SAN JUAN CAPO CA 92693

ASMT: 963070017, APN: 963070017
ADVANCED CARDIOVASCULAR SYSTEM INC
C/O TAX DIVISION D367 AP6D
100 ABBOTT PARK RD
ABBOTT PARK IL 60064

ASMT: 963060053, APN: 963060053
WINCHESTER CK
41623 MARGARITA RD NO 100
TEMECULA CA 92591

ASMT: 963070018, APN: 963070018
HELP HOSPITALIZED VETERANS INC
36585 PENFIELD LN
WINCHESTER CA 92596

ASMT: 963060069, APN: 963060069
MARTIN RINDAHL
2303 W LOMA LINDA AVE
FRESNO CA 93711

ASMT: 963070019, APN: 963070019
ZUIDER ZEE
C/O MASTER FUNDING CO
P O BOX 2467
TEMECULA CA 92593

ASMT: 963060071, APN: 963060071
DMSD PROP
41856 IVY ST STE 201
MURRIETA CA 92562

ASMT: 963070020, APN: 963070020
SYLVIA TIVADAR, ETAL
36580 PENFIELD LN
MURRIETA, CA. 92563

ASMT: 963060074, APN: 963060074
HAVADJIA HOLDINGS INC
3800 ORANGE ST NO 250
RIVERSIDE CA 92501

ASMT: 963070021, APN: 963070021
HELP HOSPITALIZED VETERANS
36585 PENFIELD RD
WINCHESTER, CA. 92596



ASMT: 963070022, APN: 963070022
COUNTY OF RIVERSIDE
RIVERSIDE COUNTY EDA C/O AVIATION DIVISI
3410 10TH STREET STE 400
RIVERSIDE CA 92501

ASMT: 963440006, APN: 963440006
VINTNERS DISTRIBUTORS INC
C/O NICK GOYAL
41805 ALBRAE ST 2ND FL
FREMONT CA 94538

ASMT: 963070023, APN: 963070023
ROLLING FRITO LAY SALES INC
C/O TAX DEPT GMA
3131 S VAUGHN WAY STE 301
AURORA CO 80014

ASMT: 963440008, APN: 963440008
TLS HOLDINGS, ETAL
C/O TLS HOLDINGS
705 N CRESCENT DR
BEVERLY HILLS CA 90210

ASMT: 963070024, APN: 963070024
SCRIPPS WILSHIRE GREENEWAY
C/O SCRIPPS INV & LOANS INC
484 PROSPECT ST
LA JOLLA CA 92037

ASMT: 963450001, APN: 963450001
TARGET CORP
RE EXISTING PURCHASE AGREEMENT CALIF
1000 NICOLLET MALL TPN 12
MINNEAPOLIS MN 55403

ASMT: 963070035, APN: 963070035
COUNTY OF RIVERSIDE
RIVERSIDE COUNTY EDA C/O AVIATION DIVISI
3403 10TH STREET STE 400
RIVERSIDE CA 92501

ASMT: 963450013, APN: 963450013
FV COMMONS
C/O PROPERTY TAX DEPT
P O BOX 790830
SAN ANTONIO TX 78279

ASMT: 963070049, APN: 963070049
DAVID BOREL, ETAL
36371 BRIGGS RD
MURRIETA CA 92563

ASMT: 963450019, APN: 963450019
FV COMMONS
C/O REGENCY REALTY GROUP INC
PO BOX 790830
SAN ANTONIO TX 78279

ASMT: 963070051, APN: 963070051
MURRIETA KLC HOLDINGS 130
888 PROSPECT STE 330
LA JOLLA CA 92307

ASMT: 963100004, APN: 963100004
CV COMMUNITIES
C/O R MARK BUCKLAND
1900 QUAIL ST
NEWPORT BEACH CA 92660



Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Temecula Valley United School District
31350 Rancho Vista Road
Temecula, CA 92592-6200

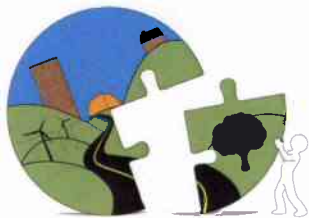
Southern California Gas Transmission
Attn: Tim Pearce
251 East 1st Street
Beaumont, CA 92223-2903

City of Temecula
ATTN: Patrick Richardson
41000 Main Street
Temecula, CA 92590

Jim Forgey
1131 Stratford Lane
San Dimas, CA 91773

Gregory Hann
P.O. Box 944
Murrieta, CA 92564

Hennie Monteleone
35245 Briggs Road
Murrieta, CA 92563



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: EA42659 / CUP 3700

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Mark Corcoran Title: Project Planner Date: January 21, 2015

Applicant/Project Sponsor: Gregory Hann Date Submitted: January 7, 2014

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Mark Corcoran at 951-955-3025.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\CUP03700\CEQA\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42659 ZCFG6038

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

EA42659 / CUP 3700

Project Title/Case Numbers

Mark Corcoran
County Contact Person

951-955-3025
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Gregory Hann
Project Applicant

P.O. Box 944, Murrieta, CA 92564
Address

Southerly of Benton Road, westerly of Highway 79, northerly of Magdas Coloradas Street, and easterly of Temeku Street
Project Location

The proposed project includes the construction and operation of a 3,040 square foot gas station and convenience store that will include the sale of beer and wine for off-site consumption, 3,499 square foot fuel island canopy that will shelter six (6) fuel pumps, 1,760 square foot automated car wash, 1,300 square foot commercial-retail space with an attached drive-through, 1,500 square foot retail space, and parking stalls for 38 vehicles on an approximate 1.5 acre site.
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on January 21, 2015, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Contract Planner _____
Title

January 21, 2015 _____
Date

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 1/09/2015
Y:\Planning Case Files-Riverside office\CUP03700\CEQA\NOD Form.docx

Please charge deposit fee case#: ZEA32659 ZCFG6038

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1400129

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: JIM FORGEY \$50.00
paid by: CK 2620
EA42659
paid towards: CFG06038 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jan 07, 2014 13:44
BNTHOMAR posting date Jan 07, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!